013.0	0004	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,041,600 / 1,041,600
					USE VALUE:	1,041,600 / 1,041,600
					ASSESSED:	1,041,600 / 1,041,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4	-4A	WHITE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BITTEKER STEVEN A & EVA B
Owner 2:	
Owner 3:	
Street 1:	4 WHITE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BITTEKER STEVEN A & EVA B -
Owner 2:	-
Street 1:	4 WHITE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,825 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 3052 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4825.000	585,100	4,700	451,800	1,041,600
Total Card	0.111	585,100	4,700	451,800	1,041,600
Total Parcel	0.111	585,100	4,700	451,800	1,041,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.28 | /Parcel: 341.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 013.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	585,200	4700	4,825.	451,800	1,041,700	1,041,700	Year End Roll	12/18/2019
2019	104	FV	432,000	4700	4,825.	480,000	916,700	916,700	Year End Roll	1/3/2019
2018	104	FV	432,000	4700	4,825.	350,100	786,800	786,800	Year End Roll	12/20/2017
2017	104	FV	405,000	4700	4,825.	305,000	714,700	714,700	Year End Roll	1/3/2017
2016	104	FV	405,000	4700	4,825.	259,800	669,500	669,500	Year End	1/4/2016
2015	104	FV	362,100	4700	4,825.	254,100	620,900	620,900	Year End Roll	12/11/2014
2014	104	FV	362,100	4700	4,825.	209,000	575,800	575,800	Year End Roll	12/16/2013
2013	104	FV	376,300	4700	4,825.	198,800	579,800	579,800		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1278

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSENTHAL RICHA	31452-191		5/1/2000		439,500	No	No		
ROSENTHAL RICHA	27784-242		10/20/1997		250,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/30/2015	1053	Redo Bas	6,000		7/30/2015			Create storage are
10/29/2008	1363	Wood Dec	10,000	C				
7/22/2008	816	Dormers	120,000	C		G10	GR FY10	ADD BED&BATH
1/15/2008	70	Manual	500	C				demo attic plaster
4/26/2002	289	New Wind	1,000	C				NEW KITCHEN WINDOW
1/12/1998	22	Manual	4,000					REPAIR TERMITE DAM
9/26/1995	556	Manual	5,000					REPAIR REAR/1ST PO

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2017	MEAS&NOTICE	BS	Barbara S
5/11/2009	Measured	372	PATRIOT
10/22/2000	MLS	HC	Helen Chinal
10/22/1999	Inspected	267	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	163	PATRIOT
8/24/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4825		Sq. Ft.	Site		0	80.	1.17	1									451,801						451,800	

Total AC/HA: 0.11077 | Total SF/SM: 4825 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 451,801 | Spl Credit | Total: 451,800

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 10339
GIS Ref:
GIS Ref:
Insp Date: 10/05/17

!1278!

PRINT

Date	Time
12/10/20	16:55:26

LAST REV

Date	Time
10/06/17	09:14:47

apro

USER DEFINED

Prior Id # 1:	10339
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	green		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.99403667
Const Adj.:	0.98000199
Adj $ / SQ:	165.607
Other Features:	144070
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	718808
Depreciation:	133698
Depreciated Total:	585110

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

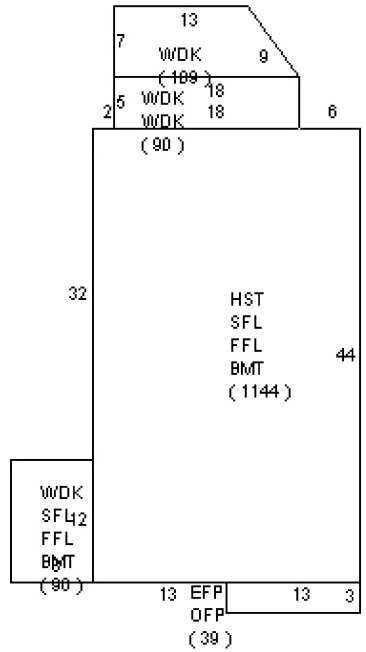
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	165.61
Special Features:	0	Val/Su Net:	123.05
Final Total:	585100	Val/Su SzAd	191.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,240	49.680	61,606
FFL	First Floor	1,240	165.610	205,352
SFL	Second Floor	1,240	165.610	205,352
HST	Half Story	572	165.610	94,727
WDK	Deck	385	8.430	3,244
EFP	Enclos Porch	39	71.150	2,775
OFP	Open Porch	39	43.120	1,682
	Net Sketched Area:	4,755	Total:	574,738
Size Ad	3052	Gross Are	5327	FinArea 3052

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1927	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700

IMAGE

AssessPro Patriot Properties, Inc